



# HOLLADAY CITY COUNCIL SUMMARY REPORT

**MEETING DATE:**

**AGENDA ITEM:**

**SUBJECT:** Amendments to Chapter 13.71-Holladay Village Zone

**SUBMITTED BY:** Planning Commission

## **SUMMARY:**

The City Council recently suggested that building height in the Village Zone be re-examined due to the Holladay Village Square building being constructed at less than the three story maximum allowable height in that part of the zone – in other words, should the Village vision be amended to a 2 story maximum?

In conjunction with this suggestion for study by the Council, staff determined that there are other sections of the HV zone regulations/guidelines that due to pending and proposed development and other factors ought to be clarified and potentially amended.

The Planning Commission held discussions on the draft text amendment at several regular meetings including at their public hearing (June 17, 2014) and at a special work meeting (June 23, 2014). At the conclusion of these discussions (July 1, 2014), the Commission recommends approval of the draft text.

The Planning Commission's recommendation includes the following proposed changes to the HV regulations:

- **Building Height/Stories.** *The Commission recommends the building heights remain as codified but without the "story" restrictions. However, a new graphic has been recommended that redraws the area of the HV zone where the various height limits occur. The Commissioners agreed that the additional height for architectural features on the corner of Murray Holladay and Holladay Blvd. should remain as adopted.*  
*Also part of this discussion involved a clarification of how the "graduated height envelope" is measured and a new graphic has been added to the text. This clarification was prompted by the recent appeal of a condo project in the HV.*  
*These changes also required a minor change to section 13.76.190 which is included herein.*
- **Buffering Guidelines for HV property abutting residential uses not in the HV zone.** *The Commission discussed this issue in great detail and recommended that the buffering standards in the HV zone mirror the buffering standards throughout the City where commercial uses abut residences. Currently the new Landscape chapter, 13.77,*

*requires a five foot landscaping strip along the perimeter fence where trees and other screening vegetation could be installed, but the HV zone requires twenty feet. The Commission felt that this is an onerous requirement especially in a zone where no landscaping is actually required for other developments.*

*They also discussed the fence/wall requirements and recommend that there be some flexibility where there is an existing fence that can provide adequate screening and recommend removing the restriction requiring a masonry wall.*

- Ground floor retail. *The Commission discussed the existing map and in particular, the Olympus Clinic property. They clearly understood that the clinic building, if reconstructed closer to the corner of Holladay Blvd. and Laney, will fall into the area that requires ground floor retail. They discussed whether allowing this property to be removed from the requirement would support the long term goals for the HV zone. After much discussion the Commission recommended keeping the requirement for retail on the Holladay Blvd. frontage but without requiring all of the ground floor to be converted to this use. Accompanying this text is a new map showing the areas where; (1) 100% of the ground floor must be retail, (2) only the street frontage would be required and (3) no retail is required.*

- Formatting and amendments to Appendix A, 13.100, regarding Primary and Accessory Uses. *The Commission reaffirmed prior decisions supporting residential uses as allowed in the HV zone without requiring them to be "accessory" to another primary use. (This clarification supports the removal of the "typo" that currently exists in the codified version of the table.)*

*Also, they recommended a minor reformatting of the table, adding the heading "Primary Uses" to distinguish between the "Accessory Uses" listed at the beginning of the table. Several accessory uses, i.e. all the alcohol uses and permanent cosmetics, have been moved out of the section of the table now listed as "primary uses" to the "accessory uses" section.*

- Other minor text amendments. *These minor changes are to clarify the words "abutting" and "adjacent", restating the intent for mixing uses in the zone, adding text preferring LED lighting sources and changing the word "figure" to "illustration" in section 13.71.100.*

**CONTACT PERSON: Paul Allred, Pat Hanson**

**EXHIBITS:**

- Draft text
- PC minutes (when available)